

DCNE2007/3731/F - CONVERSION OF FORMER STABLES AND STORAGE BUILDING TO FORM TWO SELF CONTAINED HOLIDAY UNITS AT STANLEY HILL COURT, BOSBURY, LEDBURY, HEREFORDSHIRE, HR8 1HE

**For: Dr. G. & Dr. K. Swinburne per Gibson Associates
Bank House Bank Crescent Ledbury Herefordshire
HR8 1AA**

Date Received:
4th December 2007

Ward:
Hope End

Grid Ref:
67611, 43960

Expiry Date:
29th January 2008

Local Member: Councillor R Mills and Councillor RV Stockton

1. Introduction

- 1.1 The applicant is a Member of the Council hence the requirement to report this proposal to this Committee.

2. Site Description and Proposal

- 2.1 The proposal is for the conversion and extension of the former stable building to provide 2 self contained holiday units at Stanley Hill Court. The site lies on the south side of the junction of the B4214 Bosbury Road and C1152 to Canon Frome. The site lies adjacent to a development scheme currently being undertaken to convert the former residence to 3 dwellings.
- 2.2 The proposal involves the rebuilding of the northern most bay of the building, that adjacent to the road, and re-roofing to replace the existing mono-pitch corrugated iron roof. Each unit includes a kitchen and living area at ground floor, with 2 bedrooms and bathroom within the roof space. Parking spaces are provided within an existing hard surfaced area to the west of the building. Vehicular access would be via the new access currently being constructed under the previously approved scheme.
- 2.3 In addition to the Design and Access Statement, an Historic Report on the Farmstead Structure and a Bat Survey have been submitted.

3. Policies

- 3.1 National Policy
PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas
- 3.2 Herefordshire Unitary Development Plan
HBA12 - Re-use of Rural Buildings
RST12 - Visitor Accommodation
NC1 – Biodiversity and Development

NC6 – Biodiversity Action Plan Priority Habitats and Species
NC7 – Compensation for Loss of Biodiversity

4. Planning History

- 4.1 DCNE2005/1719/F - Conversion of house and buildings to form 6 dwellings. Refused 6th July 2005.
- 4.2 DCNE2006/3998/F - Reconfiguration of existing dwelling into 3 units. Approved 26th July 2007.

5. Consultation Summary

Statutory Consultations

- 5.1 Herefordshire Nature - no comment received.

Internal Council Advice

- 5.2 Transportation Manager - recommends condition H13, relating to the parking area.
- 5.3 Conservation Manager advises that the rebuilding element must be weighed against the benefit to the character of the complex as a whole to be completed. Additional information would be needed of the rebuild element. The number of roof lights is questioned as are the openings to the west elevation.
- 5.4 Ecologist – “I am satisfied with the level of information regarding the usage of the site by bats, and am pleased to see that the bats have taken up use of the bat receptor facility. I am, however, concerned that the new development proposals will directly affect the flight line of the bats out of this facility when they emerge at night to forage. There is currently unimpeded access from the bat roost to the hedgerows along the side road, and a two storey building in this location has serious implications. The applicants should discuss this issue with the ecological consultants, as they may need to alter the design proposals at the northern end of the building.

The Applicants will also need to submit a mitigation strategy to compensate for the loss of a bat roost site in Building 1, and that is in proportion to the level of bat use in the building. The ecological consultants have indicated that this could be in the form of bat boxes to be installed on the southern and western walls of the building. The mitigation strategy will need to be agreed between the applicants and the consultants.

If the above issues can be resolved, I shall have no objection to approval of this application, subject to the inclusion of appropriate non-standard conditions for implementation of the mitigation strategy.”

6. Representations

- 6.1 Bosbury Parish Council state "We recommend approval but we have reservations about the piecemeal development on this site. Will there be a further application for garages for this extra accommodation and have all the previous planning issues been resolved? This proposal has a much safer access and it is a pity that it could not have been used for the original conversion scheme which has a very dangerous access on Stanley Hill. However, the proposal will save the old building and provide more holiday accommodation in the area."

- 6.2 CPRE - "We note that the buildings in question would need considerable construction work to make them usable. We also note that under the UDP (HBA12) re-use and adaptation of rural buildings will only be permitted where they are capable of conversion without major reconstruction.

Approval was recently given (Application No DCNE2006/3998/F) to the conversion of the existing dwelling into three residential units. Holiday lets can give rise to considerable traffic movement, noise and other disturbance which would be detrimental to the peaceful enjoyment of their property by the residents of the site.

For these reasons we ask the Council to refuse this application."

- 6.3 One letter of objection has been received from B C W Clutterbuck, Clissets, Stanely Hill, Bosbury, Ledbury HR8 1HE. It states:

"I wish to object to the above application as it does not accord with policies RST1 and RST12 in the following respects:

1. It would harm the amenity of nearby residents. (There are three residential units in close proximity).
2. The proposed units are in open country and not accessible by a choice of modes of transport.

Additionally there are questions relating to highway accessibility and possible over development of the site. Planning consent has already been refused for more than three units on this site. Though this application is for holiday units those reasons for refusal are still relevant.

Should this application be accepted, by some stretching of the planning law, then there must be a level access provided.

The structure for conversion has been partially demolished and the majority has been altered to a single pitched roof. It has no architectural value and the changes proposed effectively constitute a new build."

- 6.4 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

7. Officers Appraisal

- 7.1 Policy HBA12 sets out the criteria for consideration of such proposals. There is an element of new building required to replace the end bay of the building, together with a new roof. This could be considered to be either major or substantial construction. The setting of the historic farmyard is a material consideration to take into account alongside the policy. This is set out in the accompanying documents. The stable blocks were constructed between 1839 and 1884, with a number of alterations as would be expected along the way; including at some stage in the 20th Century a swimming pool being inserted in two of the bays. The building was previously considerably bigger than now exists and would have dominated the group of buildings.
- 7.2 Notwithstanding the historical consideration, the rebuilding of the end of the buildings and provision of a proper roof enhances the site and ensures a secure future for the

building. Consequently it is considered that the benefits to undertaking the work outweigh policy concern with this element of the proposal.

- 7.3 At the suggestion of the Council's Ecologist conditions are proposed to deal with the mitigation strategy for bats. It is not considered, however, that it is reasonable to require what would amount to a mono-pitch style roof at the work end of the building. The building is not a full two storey building.
- 7.4 Policy RST12 sets of criteria for consideration when providing self catering accommodation for visitors outside of settlements. It is considered that the proposal complies with these criteria.
- 7.5 It is considered that the new openings and roof light are necessary and do not significantly detract from the appearance of the building.
- 7.6 The orientation of the units and positioning of the parking area are such that the coming and going associated herewith are not considered to be detrimental to the amenity of future occupiers of the adjacent dwellings.
- 7.7 It is considered that the benefits associated with the proposal outweigh the elements of policy HBA12 with which it could be said to be at odds. The proposal is considered to comply into policy RST12 and it is therefore recommended for approval.

RECOMMENDATION

That planning permission be approved subject to the following conditions:

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 - H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 4 - E31 (Use as holiday accommodation)**

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, [due to the relationship and close proximity of the building to the property known as [..] [in this rural location].

- 5 - Prior to commencement of development a bat mitigation strategy shall have been submitted to and approved in writing by the Local Planning Authority. The strategy shall have been implemented prior to use of the building.**

Reason: To ensure compliance into policies NC1, NC6 and NC7 of the Unitary Development Plan.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - N19 - Avoidance of doubt

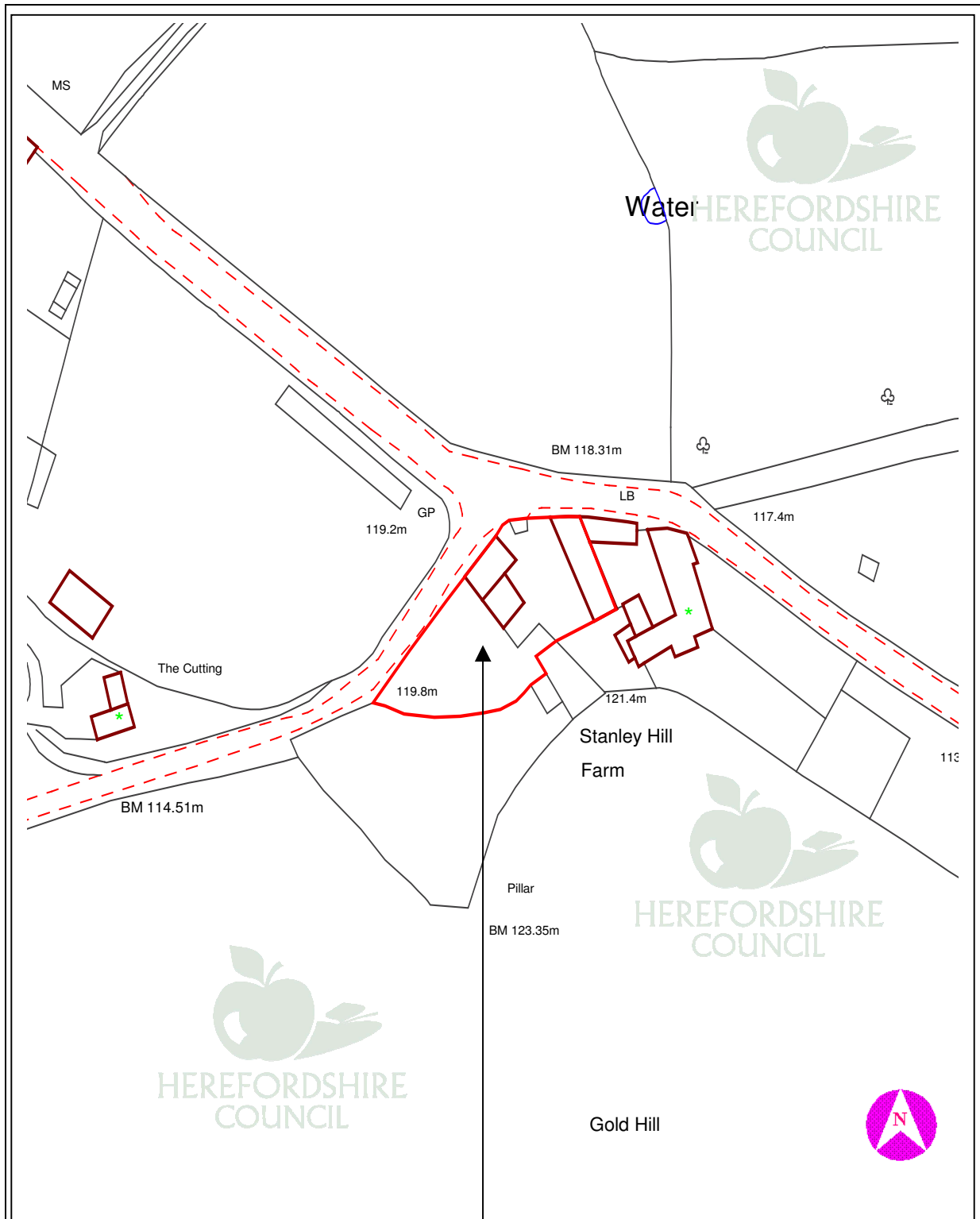
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2007/3731/F

SCALE : 1 : 1250

SITE ADDRESS : Stanley Hill Court, Bosbury, Ledbury, Herefordshire, HR8 1HE

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